



RECEIVED
MAR 15 1996
FCC MAIL ROOM

March 13, 1996

DOCKET FILE COPY ORIGINAL

William F. Caton, Acting Secretary
Federal Communications Commission
1919 M Street, NW, Room 222
Washington, DC 20554

Re: CS Docket No. 95-184
Telecommunications Services - Inside Wiring, Customer Premises
Equipment

Dear Mr. Caton:

Enclosed herewith please find four (4) copies of this letter in addition to this original which is being written in response to the FCC's Notice of Proposed Rulemaking released on January 26, 1995.

Anthem Equity Group presently owns and manages 13 commercial buildings in Tucson, Arizona, with about 850,000 square feet and are considered a small business under the SBA definition. A number of items in this docket concerns us. Those are noted and will be detailed as follows:

- Access to Privacy
- Demarcation Point
- Connections
- Regulation of Wiring
- Customer Access to Wiring

Number of Copies rec'd 04

William F. Caton
March 13, 1996
Page Two

Access to Private Property: Upgrades in technology and modern communications is critically important to our commercial tenants. We want to be able to provide our tenants with the latest access in telecommunication services, however, government intervention is neither necessary nor desirable to ensure that telecommunication service providers can serve our tenants. As the owner and managers of commercial space, we are concerned about the security of our buildings and our tenants. Telecommunication service providers have no such obligation. Consequently, any maintenance and installation activities must be conducted within the rules established by a building manager and the manager must have the ability to supervise these activities. We are also concerned about the physical space in which a telecommunication facility would be installed. Most service providers are going to be unconcerned with the disruption in the activities of the tenants caused by the installation and maintenance of such facilities and any damage to the physical fabric of the building.

Demarcation Point: We agree that the common demarcation point is necessary on the property for the location of the technology involved but believe that uniform demarcation point on all properties is impossible. It might be suggested that in the case of commercial buildings, the demarcation point would be inside the premises or located nearby the telephone demarcation box, and that these facilities would be shared by all telecommunications providers.

Connections: It is our understanding that the telecommunications industry has already established standards that are widely followed by all of the companies involved in the new regulations. We, therefore, feel it is unnecessary to ask the FCC to issue technical standards for these connections.

Regulation of Wiring: In this area, it is important to note again we are users of telecommunications not service providers and cannot really comment on any particular scheme for regulation of inside wiring. It is important to note though that there are substantial differences between residential and commercial buildings which again would probably not make sense to adopt any sort of uniform rules for all kinds of properties. We are also concerned that the government might impose a huge new expense on telecommunication service providers and building owners by requiring retrofitting of existing buildings. We believe this is unnecessary. We have mixed use buildings in our portfolio and these must be considered in any sort of regulation on telecommunications.

Customer Access to Wiring: First and foremost we believe that a tenant's right to acquire or install wiring should be governed by the terms of the tenant's lease and state property law. A tenant's right in wiring should not extend beyond the limits of the demised premises and the landlord must retain the right to obtain access to the wiring and control the type and placement. We also believe that the owner of the premises should have a superseding right to install and acquire all wiring placed within the suite upon tenant vacate.

William F. Caton
March 13, 1996
Page Three

As tenants' representatives in commercial properties, we feel we are fully capable of meeting the obligations and desires of our tenants and anxious to provide the most up-to-date telecommunications possible. This is just one more service that we will provide to tenants in all of our buildings and do not feel it necessary for the government to interject itself in this field.

Your attention to all of the above-noted items will be greatly appreciated.

Sincerely,

A handwritten signature in cursive script, appearing to read "Renae Lindley".

RENAE LINDLEY, CPM®
Property Manager

RL:bw
Enclosures

cc: Rodger Ford
J. David Mackstaller